



***Environmental
Planning
Commission***

***Agenda Number: 8
Project Number: 1000264
Case No(s): AC-09-07, 07EPC-40097
October 15, 2009***

Supplemental Staff Report

<i>Agent</i>	Timothy Flynn-O'Brien
<i>Applicant</i>	West Bluff Center LLC
<i>Request(s)</i>	Remand from City Council / Site Development Plan for Building Permit Amendment
<i>Legal Description</i>	Tracts 10, 11 and 12, West Bluff Center
<i>Location</i>	Coors Blvd. NW, north of Ouray Rd.
<i>Size</i>	Approximately 6 acres
<i>Existing Zoning</i>	C-2 (SC)
<i>Proposed Zoning</i>	same

Staff Recommendation

DEFERRAL of Remand of AC-09-07/07EPC-40097, for 60 days to the December 17, 2009 hearing, at the applicant's request (att.).

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

This is a remand from the City Council pursuant to an appeal by the West Bluff and Grande Heights NAs and the West Side Coalition (AC-09-7, 8/4/2009, att.). The subject site forms the middle part of the West Bluff shopping center on Coors Blvd. NW at Ouray Rd. The site development plan for building permit amendment approved by the EPC on Feb. 19, 2009 would add a tower with a belfry to an existing building in the shopping center, with building-mounted signs (electronic display panels). An existing free-standing sign would be removed.

The applicant appealed the City Council's remand in District Court on Aug 28, 2009 and no stay on the EPC process has been handed down by the judge. The Assistant City Attorney has therefore advised the EPC to hear the remand, which focuses on interpretation of zoning regulations that apply to the proposed tower and signage.

The applicant is requesting a 60-day deferral, due to the pending appeal in District Court and because the appellants (the NAs & Coalition) have requested mediation through the City, to resolve differences over the proposal approved by the EPC.

The appellants have confirmed by email that they accept a 60-day deferral.

***CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING DIVISION***

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